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67 Church Road, Hove, BN3 2BD
TO LET: GROUND FLOOR OFFICE PREMISES

LOCATION



Situated on the eastern side of Wilbury Road at the southern end close to the junction to Church Road in central Hove. Directly opposite the popular Baked Cafe and Sandwich Society and in between to nationally recognised traders; Fatto A Mano pizza and Small Batch Coffee. Close by, Mulberrys general store and numerous local estate agents, independent restaurants and specialist retail outlets.

Hove is a densely populated residential area with Church Road being the major commercial thoroughfare linking Western Road to New Church Road. Only a 15 minute walk (0.8 miles) away from Hove Station, with Sussex County Cricket Club also a short walk.

Description

Impressive multi-level period building with main shared entrance, leading to self contained ground, predominantly open plan bright office space. Adjacent to the highly desired Church Road and ready for immediate occupation.

Key Features

- Character Ground Floor Office Premises
- Desired Hove Location
- New Lease Available
- Several Period Building Features

Accommodation

Ground Floor office premises, accessed from a ground floor entrance on the eastern side of Wilbury Road, adjacent to Church Road.

Guide Commencing Rent - £10,500 per annum exclusive.

Property Details

Ground Floor Offices on Queens Road:

Floor to Ceiling Height - 11.51 ft (3.5m)

Ground South Office - 194 sq ft (18.02 m2)

Ground North (Rear) Office - 220 sq ft (20.43 m2)

Total Accommodation - 414 sq ft (38.46 m2)

Amenities

- Original period features and sash windows
- Electric dimplex heating
- Small gallery tea-point
- Window blinds
- Good natural light
- Entry phone intercom (not tested)
- Numerous power sockets and data points (not tested)
- Carpeted throughout
- Open plan
- Storage facilities
- W/C facilities

Lease



A new lease for a term to be agreed.

Rent Review

By way of negotiation.

Repairing Liability

Effective Full Repairing and Insuring.

Business Rates

Billing Authority: Brighton & Hove

Description: Office and premises

Rateable Value: £6,065

Rates Payable: -

Valid from April 2019 (current)

Potential benefit from small business rates relief.

VAT

The property may be elected for VAT, therefore VAT may be chargeable on the terms quoted.

Legal Fees

Ingoing tenant to cover all fees associated with the transaction.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.













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